

DAWSONS



STAR BRAE COTTAGE
STAR BRAE, OBAN, PA34 4NX

A Fully Renovated And Truly Unique Town House
Offering Exquisitely Presented
Accommodation Arranged Over Three Floors

Entrance Hall : Open Plan Kitchen/Dining/Sitting Room
Bedroom With En-Suite Shower Room
Further Bedroom : Shower Room : Study : Utility Room

Integral Work Room/Store

Offers Over £270,000

Independent Estate Agents of Argyll and the West Highlands



Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

Located within a short walking distance of the town centre and all transport links, **Star Brae Cottage** is a truly unique town house which has been taken back to the external walls and then sympathetically remodelled by a well respected local builder, to include a new roof, insulation, re-wiring, new plumbing, replacement staircases, windows and doors, whilst still retaining much of its charm and character. The exquisitely presented accommodation is arranged over three floors and has been designed to allow for the ground floor to be utilised as a self-contained one bed roomed unit, ideal for letting purposes, subject to the necessary consents. A particularly outstanding feature of the property is the top floor open plan kitchen/dining/sitting room with high beamed ceiling and large windows filling the room with natural light and providing an excellent space for entertaining. The property benefits from a Dimplex electric heating system, augmented by a stove effect gas fire in the sitting area, together with high quality wood effect laminate throughout, giving a seamless flow. In addition the work room is a useful storage space for bikes or other sporting equipment, which all adds to the appeal of this exceptional home.

DETAILS OF ACCOMMODATION

Entrance Hall with glazed external door to front, fitted shelving/storage/desk, cloak cupboard, storage heater, 2 ceiling light fittings, laminate flooring.

Workroom/Store: 2.91m x 2.19m, double external doors to front, wall shelving, work bench, ceiling light fitting, laminate flooring.

Bedroom 1: 4.08m x 3.17m, window to rear, panel heater, ceiling light fitting, laminate flooring.

En-Suite Shower Room: 3.17m x 1.08m, window to front, shower enclosure with glazed sliding door and waterproof wall panelling, whb, wc, fitted storage and shelving, heated towel rail, recessed ceiling lights, laminate flooring.

A wooden staircase rises from the **Hall** to the **Open Plan Kitchen/Dining/Sitting Room:** 7.07m x 5.02m, external door to side, windows to front and to sides, Velux roof light window, multi-fuel stove on slate hearth, fitted with a range of floor standing kitchen units, wall shelving, fitted dresser, breakfast bar, ceramic hob, double oven, 1½ bowl sink, integrated dishwasher, fridge, storage heater, ceiling light fittings, laminate flooring.

From the **Entrance Hall** there is a staircase to the **Ground Floor Hall** with fitted shelving, wall lights, ceiling light fitting, laminate flooring.

Study: 2.55m x 2.51m, understair storage cupboard, storage heater, ceiling light fitting, laminate flooring.

Shower Room: 2.16m x 1.42m, window to rear, shower enclosure with glazed sliding doors and waterproof wall panelling, whb, wc, heated towel rail, ceiling light fitting, laminate flooring.

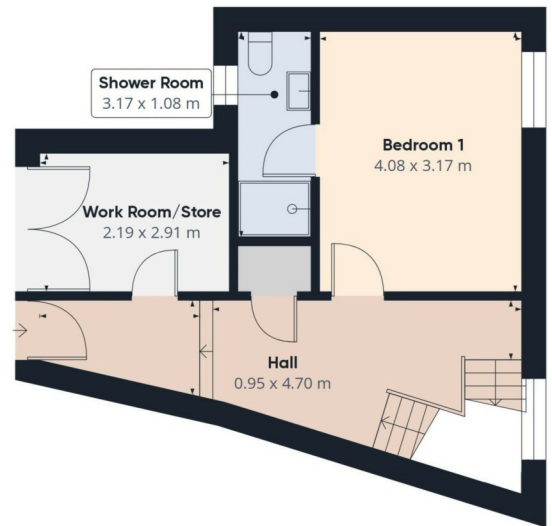
Utility Room: 2.33m x 2.09m, fitted with a range of wall mounted and floor standing units, sink and drainer, washing machine, wall tiling, cupboard housing hot water tank, ceiling light fitting, laminate flooring.

Bedroom 2: 4.27m x 3.90m, external door to rear, window to rear, panel heater, fitted storage, ceiling light fitting, laminate flooring.





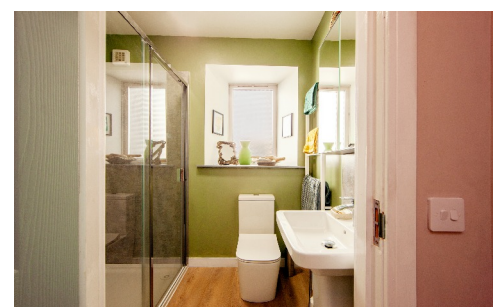
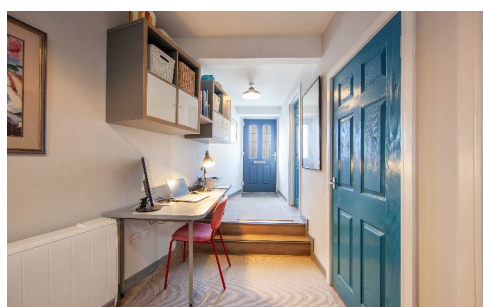
Floor 0



Floor 1



Floor 2





GENERAL INFORMATION

Services: Mains electricity, water and drainage. Bottled gas for stove in sitting room, located in an external store in the rear yard.

Note: Externally there is access from the ground floor to a shared rear yard. The main entrance and work room entrance has a small area laid to concrete to the front.

Parking: On-street parking is available in the neighbouring streets by way of a resident's permit.

Council Tax Band: D. **EPC Rating:** C71.

Home Report: Available from the Selling Agents.

Contents: Certain items of furniture and furnishings may be available by separate negotiation.

Offers Over: Two Hundred & Seventy Thousand Pounds (£270,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior appointment with the Selling Agents.

Entry: By mutual agreement.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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